

Correspondence

Item No. 4e

Airport Area PC Amendment

PA2011-215

JOHN S. ADAMS & ASSOCIATES, INC.
5100 BIRCH STREET, SECOND FLOOR
NEWPORT BEACH, CA 92660

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COMMUNITY

JUN 07 2012

F A X C O V E R S H E E T

DEVELOPMENT
CITY OF NEWPORT BEACH

DATE:	6/7/12	TIME:	2:17 PM
TO:	Melinda Whelan City of Newport Beach	PHONE:	
		FAX:	949/644-3229
FROM:	John Adams	PHONE:	949/833-1972
		FAX:	949/851-2055
RE:	Airport Area PC Amendment		

Number of pages including cover sheet: 2

Message

JOHN S. ADAMS & ASSOCIATES, INC.
5100 BIRCH STREET, NEWPORT BEACH, CALIFORNIA 92660
(949) 833-1972 FAX (949) 851-2055

June 6, 2012

Via Facsimile (949) 644-3229

Ms. Melinda Whelan
Assistant Planner
City of Newport Beach
3300 Newport Boulevard
Newport Beach, CA 92658-8915

**Re: Airport Area PC Amendment
Newport Place Planned Community**

Dear Ms. Whelan:

I am submitting these comments as President of Courthouse Plaza Association. This association includes 5100, 5120, 5140 and 5160 Birch Street. On behalf of the owners of these buildings we wish to express our opposition and objection to the Proposed Airport Area PC Amendment.

The proposed amendment injects potential high density residential development on individual lots into a cohesive office and business park. High density residential development is not compatible with the existing office and business park environment. High density residential development would dwarf a majority of the existing low-rise office development.

The high density residential developments proposed for Newport Place, along with Koll Center, will cause parking and traffic issues for current owners and impair property values.

We request that the Planning Commission vote against this amendment that is not compatible with existing uses.

Sincerely,

JOHN S. ADAMS & ASSOCIATES, INC.



John S. Adams

